



To the Honorable Council
City of Norfolk, Virginia

January 25, 2022

From: George M. Homewood
Director of Planning

Subject: Virginia Supportive Housing

Reviewed:

Ward/Superward: 2/7

Patrick Roberts, Deputy City
Manager

Approved:

Dr. Larry H. Filer II, City Manager

Item Number: PH-1

I. Planning Commission Recommendation:

By a vote of **7 to 0**, the Planning Commission recommends **Approval**.

II. Request: Modify the conditions of a previously granted conditional rezoning and to include the existing parking lot.

III. Applicant: Virginia Supportive Housing

IV. Description:

- In 1999, representatives from government and nonprofit agencies in South Hampton Roads began working with the Virginia Supportive Housing (VSH) to identify a site to renovate for use as a 40-to-60-unit efficiency apartment development.
 - VSH is a nonprofit organization located in Richmond that operates many such apartments including one located in Norfolk at 2016 Church Street.
- The applicant purchased this site in 2005 and conditionally rezoned it to accommodate 61 efficiency apartment units.
- The applicant proposes to add two stories to the rear of the building to increase the number of units to a total of 101.
 - The units will serve single adults who have been homeless.
 - A full-time case manager will reside on site and there shall be extensive screening for residents to ensure that they are able to live independently.
- The parking lot serving the existing building was inadvertently not rezoned during the first phase but now will be conditionally rezoned as a part of this new phase.

V. Historic Resources Impacts:

N/A.

VI. Public Schools Impacts:

N/A

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

Attachments:

- Proponents and Opponents
- Staff Report to CPC dated December 16, 2021, with attachments
- Ordinances

Proponents and Opponents

Proponents

Juliet Anderson
8002 Discovery Drive, Suite 201
Richmond, VA 23229

Opponents

Joseph Hamm
711 37th Street
Norfolk, VA 23504

Supporting Material:

- Overview Map(PDF)
- Location Map (PDF)
- Zoning Map (PDF)
- Future Land Use Map (PDF)
- Application (PDF)
- Property Owners_300ft (PDF)
- Email to Park Place Civic League (PDF)

City Planning Commission Public Hearing: December 16, 2021

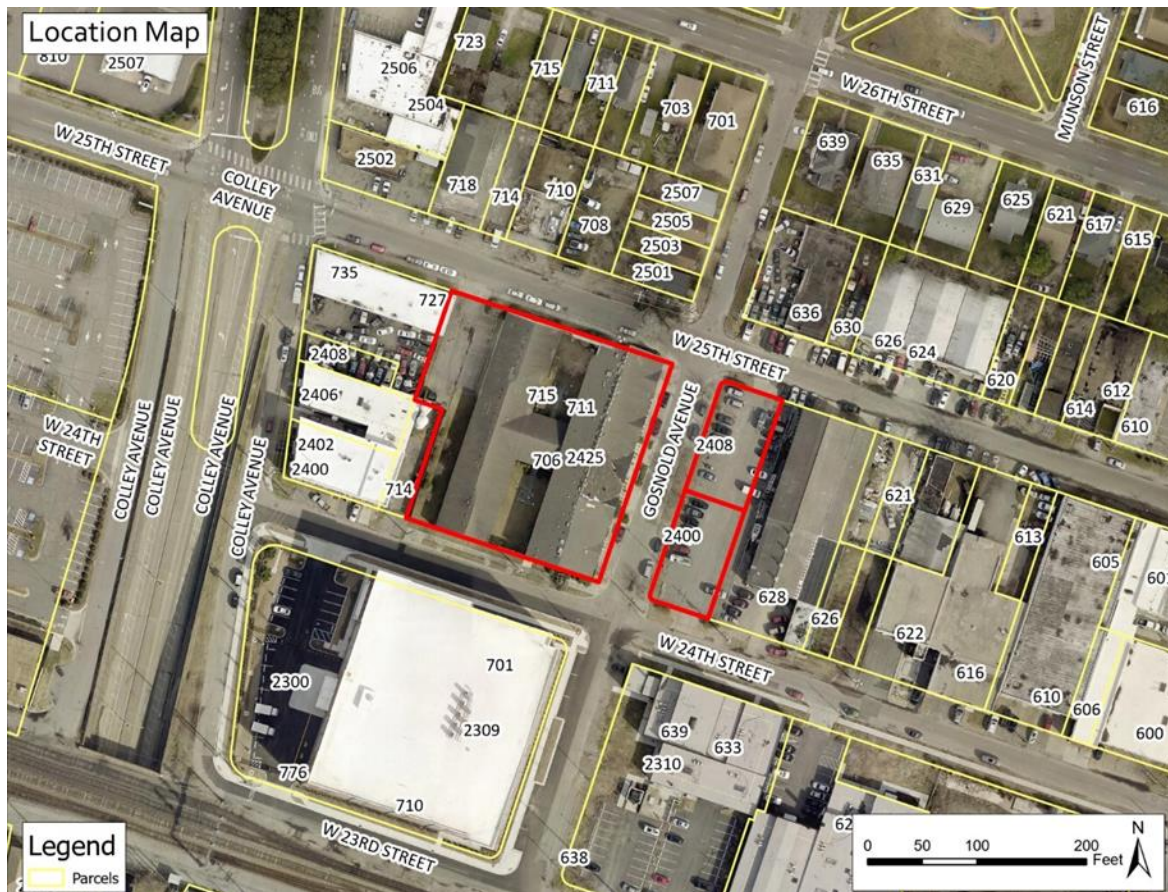
Executive Secretary: George M. Homewood, FAICP, CFM



Staff Planner: Susan Pollock



Staff Report	Item No	
Address	2400, 2408 and 2425 Gosnold Avenue	
Applicant	Virginia Supportive Housing	
Request	Conditional Rezoning	Modify the conditions of a previously granted conditional rezoning and to also include the existing parking lot.
Neighborhood	Park Place	
Surrounding Area	North	I-L (Industrial Light): Single-family homes
	East	I-L: Contractor's offices
	South	I-L: Mini Price Storage facility
	West	I-L: Vacant auto repair facility C-C (Corridor Commercial): Mixed-use building
Recommendation	Approval subject to proffered conditions	



A. Summary of Request

- The sites are located on the west and east sides of Gosnold Avenue between 24th and 25th Streets in the Park Place neighborhood.
- The applicant proposes to increase the number of units in the existing Assisted Housing facility on the west side of Gosnold Avenue from 61 to 101.
- To accommodate the request, the conditions of the previous conditional rezoning must be amended and the existing parking lot on the east side of Gosnold Avenue needs to be rezoned.
- Staff recommends **approval** subject to the proffered conditions.

B. Plan Consistency

- The proposed use is not consistent with *plaNorfolk2030*, which designates this site as Industrial.
- However, housing and commercial uses have been introduced to this industrial area, creating more of a mixed-use environment without changes to the overall industrial form.
- Moreover, the existing use being expanded has operated from this location since 2005.

C. Zoning Analysis

i. General

- In 1999, representatives from government and nonprofit agencies in South Hampton Roads began working with the Virginia Supportive Housing (VSH) to identify a site to renovate for use as a 40-to-60-unit efficiency apartment development.

- VSH is a nonprofit organization located in Richmond that operates many such apartments including one located in Norfolk at 2016 Church Street.
- The applicant purchased this site in 2005 and conditionally rezoned it to accommodate 61 efficiency apartment units.
- The applicant proposes to add two stories to the rear of the building to increase the number of units to a total of 101.
 - The units will serve single adults who have been homeless.
 - A full-time case manager will reside on site and there shall be extensive screening for residents to ensure that they are able to live independently.
- The parking lot serving the existing building was inadvertently not rezoned during the first phase but now will be conditionally rezoned as a part of this new phase.

ii. Performance Standards

Assisted housing

Housing which provides nine or more living units which provide shelter and services for persons who are elderly, frail, chronically ill or socially isolated, but who do not need 24-hour supervision. Primary services may include limited medical care, meals, transportation, housekeeping assistance, and case management. Also commonly known as “assisted living” or “supportive housing.” Single room occupancy (SRO) facilities serving defined special needs populations may also be defined as assisted housing.

- The minimum lot size shall be 20,000 square feet.
- The minimum lot width shall be 100 feet.
- Rehabilitative programming shall be provided on-site.
- On-site management shall be provided 24 hours per day, seven days per week.
- Generators or other resilient power supply systems shall be provided such that the facility may continue to operate HVAC and necessary medical equipment during time of extended power outages.

iii. Parking

- In the Traditional Character District, Assisted Housing is required to provide .33 spaces per unit.
 - For 101 units, 33 parking spaces are required and 42 are provided on the lot across Gosnold Avenue and owned by VSH.

iv. Flood Zone

The property is in the X (Low to Moderate) Flood Zone, which is a low-to-moderate-risk flood zone.

D. Mobility Analysis

- Colley Avenue is serviced by an HRT transit line.
- The sidewalks along Gosnold Avenue, West 24th and West 25th Streets are part of a larger neighborhood network.
- A bike corridor is located along Colley Avenue as per the *City of Norfolk Bicycle and Pedestrian Strategic Plan*.

E. Historic Resources Impacts

The site is located in the Park Place State and Federal historic district.

F. Public Schools Impacts

N/A

G. AICUZ Impacts

N/A

H. Payment of Taxes

The owner of the property is current on all taxes.

I. Civic League

- The applicant attended the October 20th Park Place Board Meeting and the October 18th Railroad Business Association.
- An email of support was received from the Business Association.
- On December 13 a letter of opposition was received from the Park Place Civic League.

J. Communication Outreach/Notification

- Legal notice was posted on the property on November 30.
- Letters were mailed to all property owners within 300 feet of the property on December 3.
- Legal notification was placed in *The Virginian-Pilot* on December 2 and 9.

K. Recommendation

Staff recommends that the conditional rezoning be **approved** subject to the following proffered conditions:

- a) The site shall operate as single occupancy only efficiency apartments for formerly homeless and low-income adults who are able to live independently. No resident requiring twenty-four-hour supervision shall be permitted as residents.
- b) There shall be no more than 101 units, including a unit for a night monitor. There shall be a full-time night monitor who shall reside on the premises.
- c) There shall be a front desk that shall be staffed sixteen hours each day.
- d) No overnight guests shall be permitted.
- e) The facility shall contain laundry facilities, a community room with a kitchenette and staff offices.
- f) The primary entrance to the building shall be on Gosnold Avenue with emergency exits on 24th and 25th Streets and on Gosnold Avenue.
- g) Parking for the residents shall be provided on a parking lot located across Gosnold Avenue from the facility. The parking lot, including landscaping, shall be improved in accordance with the requirements of Chapter 26 of The Zoning Ordinance of the City

of Norfolk, 1992 as amended, entitled "Site Plan Review." The parking lot will include signage stating it is a private parking lot, fencing, and controlled access. The owner will maintain a contract with a towing company for unauthorized use of the parking lot.

- h) Each unit shall contain a full bathroom, a kitchenette including a stove and refrigerator.
- i) Ten percent of the units shall be fully handicapped-accessible.
- j) The property manager and a social worker will interview all prospective tenants. Screening will include criminal and credit background checks.
- k) All residents will be able to live independently.
- l) The following services shall be available to all tenants:
 - 1. Case management
 - 2. Transportation Assistance
 - 3. Job, vocational, and financial Counseling
 - 4. Medical, dental, mental health, and/or substance use treatment referral services
- m) The building shall contain an extensive internal and external security camera system, exterior lighting, and an access control system to regulate entry to only permitted persons.
- n) The facility's staff will interact with the Community Services Board and other service providers.

Supporting Material:

- Overview Map(PDF)
- Location Map (PDF)
- Zoning Map (PDF)
- Future Land Use Map (PDF)
- Application (PDF)
- Property Owners_300ft (PDF)
- Email to Park Place Civic League (PDF)



By: _____
Office of the City Attorney



By: _____
DEPT. Planning

NORFOLK, VIRGINIA

Ordinance No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 2400, 2408 AND 2425 GOSNOLD AVENUE FROM I-L (INDUSTRIAL-LIGHT) AND CONDITIONAL IN (INSTITUTIONAL) TO CONDITIONAL IN (INSTITUTIONAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 2400, 2408 and 2425 Gosnold Avenue are hereby rezoned from I-L (Industrial-Light) and Conditional IN (Institutional) to Conditional IN (Institutional) District. The properties which are the subject of this rezoning are more fully described as follows:

Properties front 235 feet, more or less, along the northern line of West 24th Street on the northwestern and northeastern corners of the intersection with Gosnold Avenue and front 260 feet, more or less, along the southern line of West 25th Street on the southwestern and southeastern corners of the intersection with Gosnold Avenue; premises numbered 2400, 2408 and 2425 Gosnold Avenue.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The site shall operate as single occupancy only efficiency apartments for formerly homeless and low-income adults who are able to live independently. No resident requiring twenty-four-hour supervision shall be permitted as residents.
- (b) There shall be no more than 101 units, including a unit for a night monitor. There shall be a full-time night monitor who shall reside on the premises.

- (c) There shall be a front desk that shall be staffed sixteen hours each day.
- (d) No overnight guests shall be permitted.
- (e) The facility shall contain laundry facilities, a community room with a kitchenette and staff offices.
- (f) The primary entrance to the building shall be on Gosnold Avenue with emergency exits on 24th and 25th Streets and on Gosnold Avenue.
- (g) Parking for the residents shall be provided on a parking lot located across Gosnold Avenue from the facility. The parking lot, including landscaping, shall be improved in accordance with the requirements of Chapter 26 of The Zoning Ordinance of the City of Norfolk, 1992 as amended, entitled "Site Plan Review." The parking lot will include signage stating it is a private parking lot, fencing, and controlled access. The owner will maintain a contract with a towing company for unauthorized use of the parking lot.
- (h) Each unit shall contain a full bathroom, a kitchenette including a stove and refrigerator.
- (i) Ten percent of the units shall be fully handicapped-accessible.
- (j) The property manager and a social worker will interview all prospective tenants. Screening will include criminal and credit background checks.
- (k) All residents will be able to live independently.
- (l) The following services shall be available to all tenants:
 - (1) Case management
 - (2) Transportation Assistance
 - (3) Job, vocational, and financial Counseling

- (4) Medical, dental, mental health, and/or substance use treatment referral services.
- (m) The building shall contain an extensive internal and external security camera system, exterior lighting, and an access control system to regulate entry to only permitted persons.
- (n) The facility's staff will interact with the Community Services Board and other service providers.
- (o) If a fence is provided around the parking lot, it shall be reviewed and approved through the City's Design Review Process prior to construction.

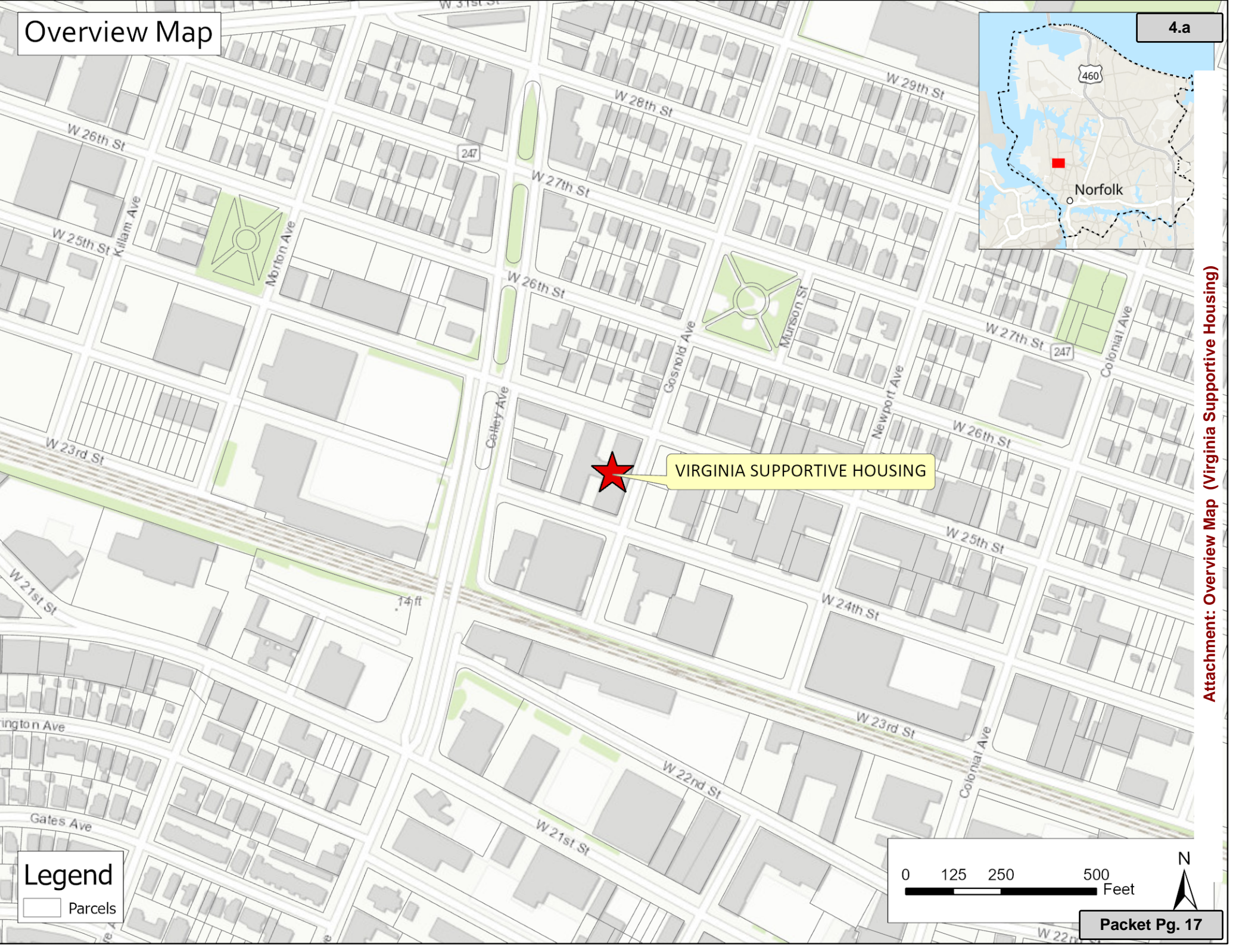
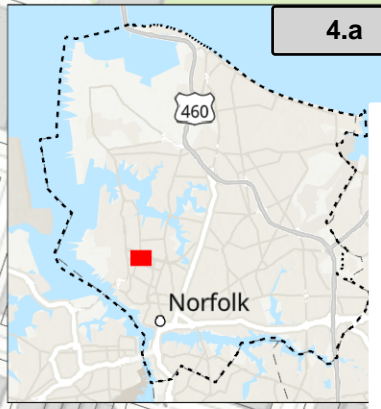
Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

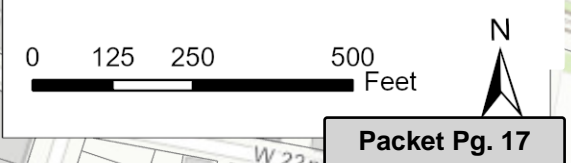
Overview Map

4.a



Legend

Parcels

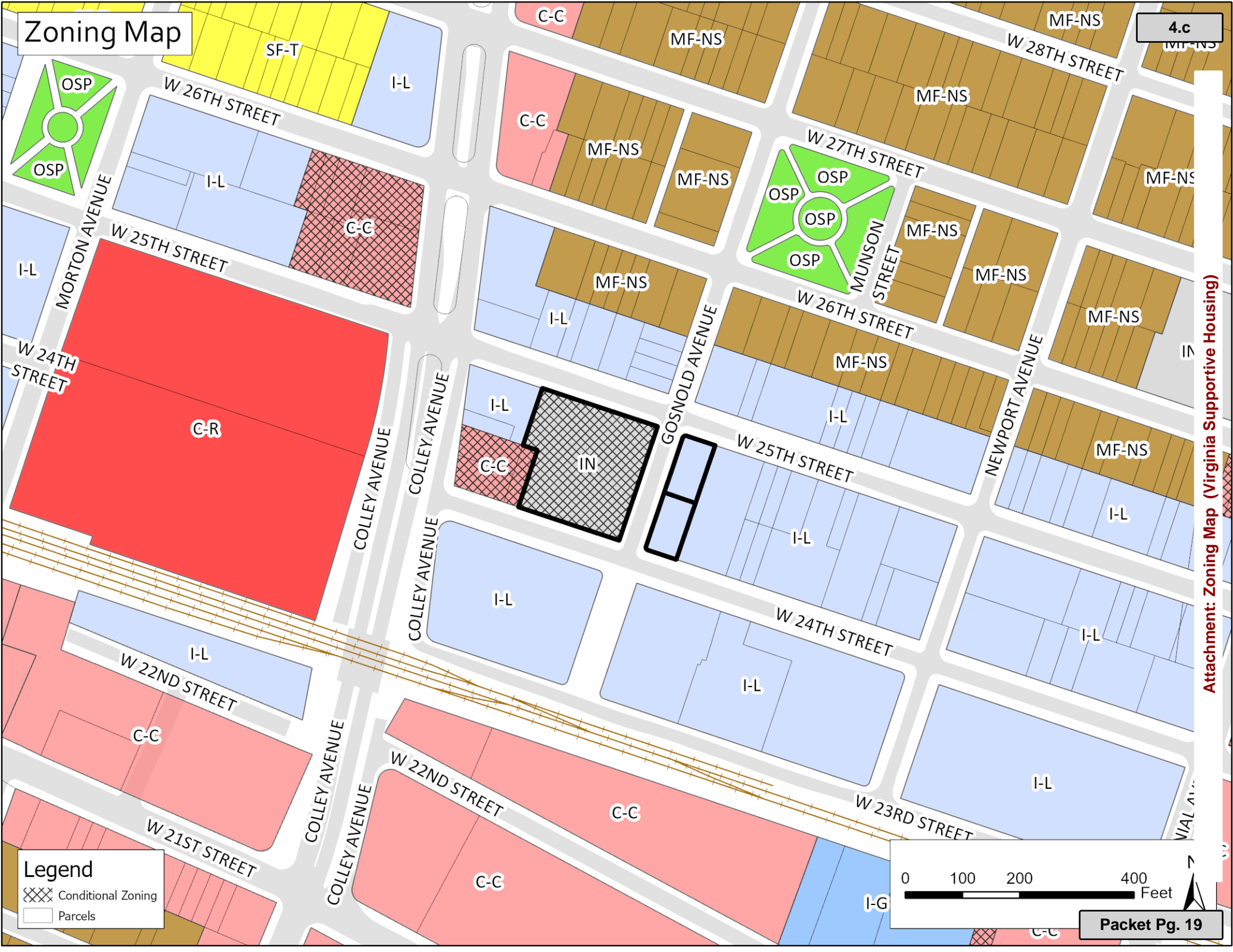


4.b

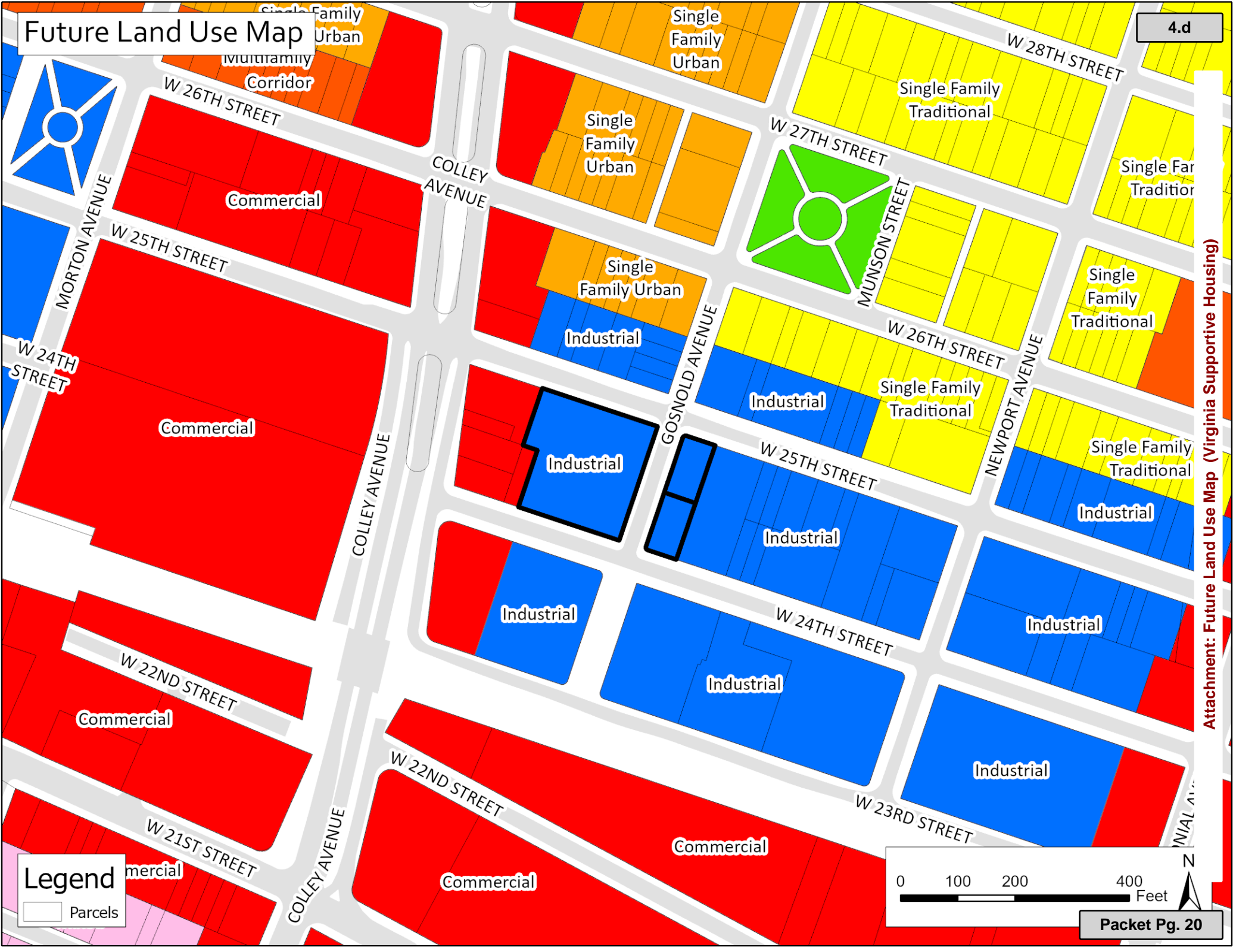


Packet Pg. 18

Zoning Map

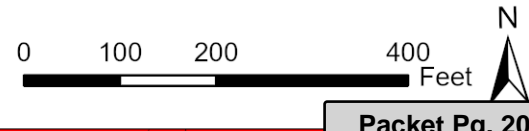


Future Land Use Map



Legend

Parcels





Application Conditional Change of Zoning

Date: October 21, 2021

Change of Zoning:

From: Conditional IN Zoning To: Conditional IN Zoning

DESCRIPTION OF PROPERTY

Address: 2425 Gosnold Avenue, Norfolk, Virginia 23517

Existing Use of Property: 61 units, including a night monitor unit of single occupancy efficiency apartments for formerly homeless adults

Proposed Use: 101 units, including a night monitor unit of single occupancy efficiency apartments for formerly homeless adults.

Current Building Square Footage: 37,580 Proposed Building Square Footage: 62,180

Trade Name of Business (If applicable): Virginia Supportive Housing

APPLICANT*

1. Name of applicant: (Last) (Virginia Supportive Housing) Bogdanovic (First) Allison (MI) M

Mailing address of applicant (Street/P.O. Box): 8002 Discovery Drive, Suite 201

(City): Richmond (State): Virginia (Zip Code): 23229

Daytime telephone number of applicant: (804) 788-6825

E-mail address: Abogdanovic@virginiassupportivehousing.org

AUTHORIZED AGENT* (if applicable)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City): _____ (State): _____ (Zip Code): _____

Daytime telephone number of applicant: () _____ Fax: () _____

E-mail address: _____

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2019)

Attachment: Application (Virginia Supportive Housing)

Application
Conditional Change of Zoning
Page 2

PROPERTY OWNER*

3. Name of property owner: (Last) (Gosnold Apartments, LLC) Bogdanovic (First) Allison (MI) M

Mailing address of property owner (Street/P.O. box): 8002 Discovery Drive, Suite 201

(City): Richmond (State): Virginia (Zip Code): 23229

Daytime telephone number of owner: (804) 788-6825

E-mail address: Abogdanovic@virginiassupportivehousing.org

*(If applicant/agent/property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

CIVIC LEAGUE INFORMATION

Civic League contact: Charles Johnson- Park Place Civic League / John Porter- Railroad District Business Association

Date meeting attended/held: October 20, 2021 October 18, 2021

Ward/Super Ward information: Ward 2/ Superward 7

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Allison Bogdanovic Sign: Allison Bogdanovic 10/21/21
 (Property Owner) (Date)

Print name: Allison Bogdanovic Sign: Allison Bogdanovic 10/21/21
 (Applicant) (Date)

(If Applicable)

Print name: _____ Sign: _____
 (Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING
 810 Union Street, Room 508
 Norfolk, Virginia 23510
 Telephone (757) 664-4752 Fax (757) 441-1569
 (Revised July, 2019)

Attachment: Application (Virginia Supportive Housing)

Application
Conditional Rezoning
Page 3

PROFERRED CONDITIONS

1) Please see attached

2) _____

3) _____

4) _____

5) _____

***I hereby affirm that the proffered conditions are reasonable and appropriate:**

Print name: Allison Bogdanovic Sign: Allison Bogdanovic 10/21/21
(Property Owner) (Date)

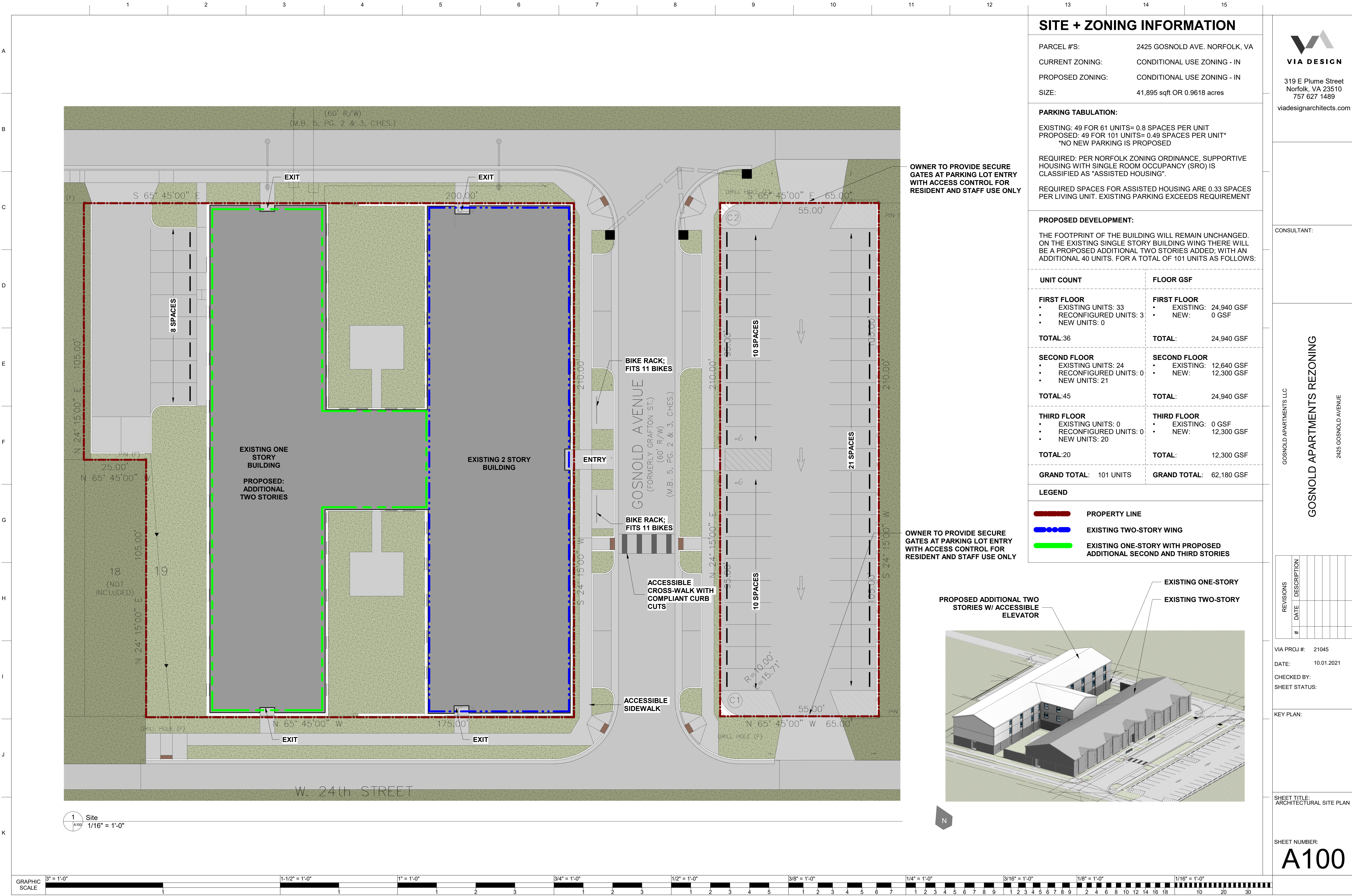
Print name: Allison Bogdanovic Sign: Allison Bogdanovic 10/21/21
(Applicant) (Date)

(If Applicable)

Print name: _____ Sign: _____
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2019)

Attachment: Application (Virginia Supportive Housing)



SITE + ZONING INFORMATION

PARCEL #S: 2425 GOSNOLD AVE. NORFOLK, VA

CURRENT ZONING: CONDITIONAL USE ZONING - IN

PROPOSED ZONING: CONDITIONAL USE ZONING - IN

SIZE: 41,895 sqft OR 0.9618 acres

PARKING TABULATION:

EXISTING: 49 FOR 61 UNITS= 0.8 SPACES PER UNIT
PROPOSED: 49 FOR 101 UNITS= 0.49 SPACES PER UNIT*
*NO NEW PARKING IS PROPOSED

REQUIRED: PER NORFOLK ZONING ORDINANCE, SUPPORTIVE HOUSING WITH SINGLE ROOM OCCUPANCY (SRO) IS CLASSIFIED AS "ASSISTED HOUSING".

REQUIRED SPACES FOR ASSISTED HOUSING ARE 0.33 SPACES PER LIVING UNIT. EXISTING PARKING EXCEEDS REQUIREMENT

PROPOSED DEVELOPMENT:

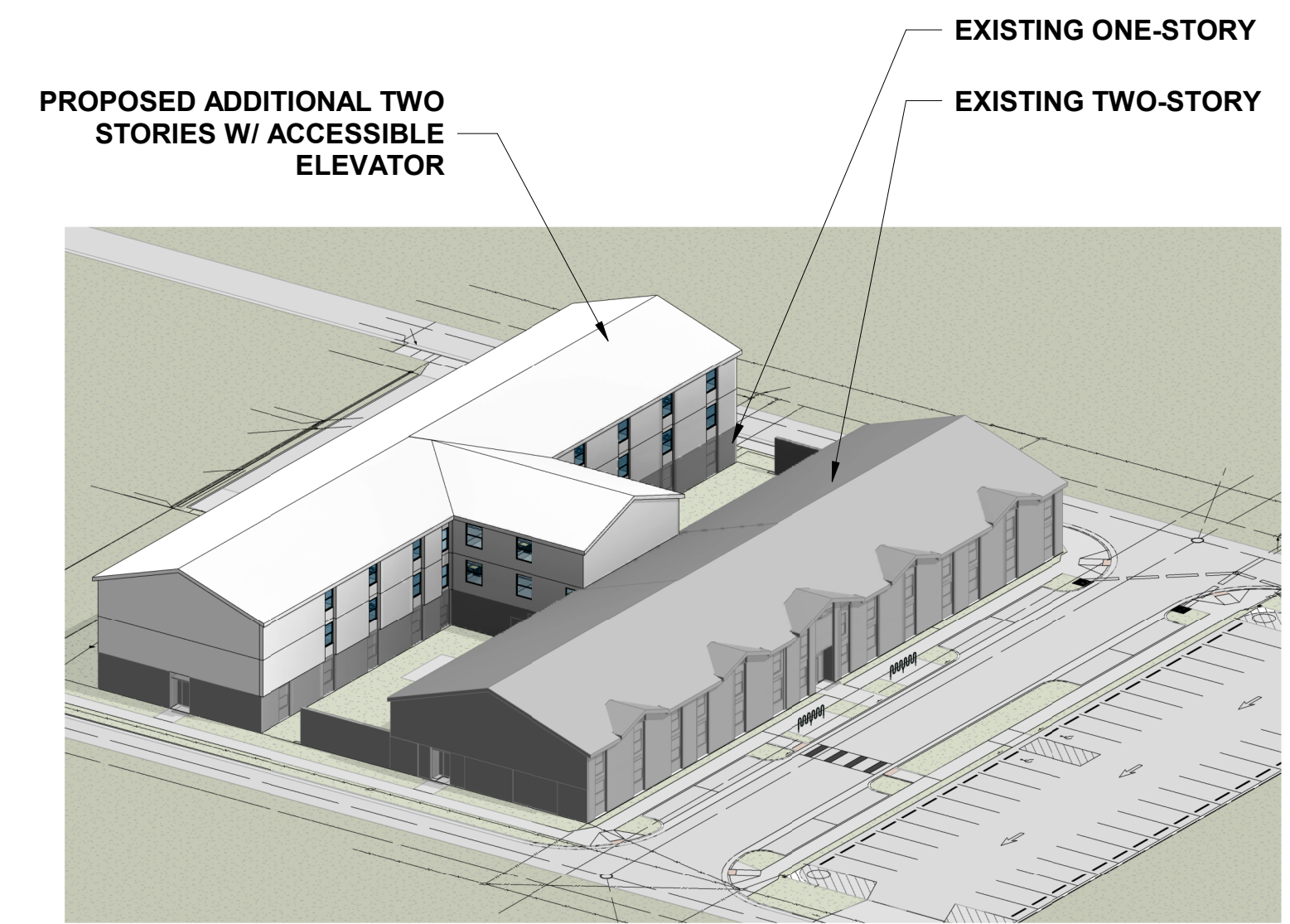
THE FOOTPRINT OF THE BUILDING WILL REMAIN UNCHANGED. ON THE EXISTING SINGLE STORY BUILDING WING THERE WILL BE A PROPOSED ADDITIONAL TWO STORIES ADDED; WITH AN ADDITIONAL 40 UNITS. FOR A TOTAL OF 101 UNITS AS FOLLOWS:

UNIT COUNT	FLOOR GSF
FIRST FLOOR <ul style="list-style-type: none">EXISTING UNITS: 33RECONFIGURED UNITS: 3NEW UNITS: 0 TOTAL: 36	FIRST FLOOR <ul style="list-style-type: none">EXISTING: 24,940 GSFNEW: 0 GSF TOTAL: 24,940 GSF
SECOND FLOOR <ul style="list-style-type: none">EXISTING UNITS: 24RECONFIGURED UNITS: 0NEW UNITS: 21 TOTAL: 45	SECOND FLOOR <ul style="list-style-type: none">EXISTING: 12,640 GSFNEW: 12,300 GSF TOTAL: 24,940 GSF
THIRD FLOOR <ul style="list-style-type: none">EXISTING UNITS: 0RECONFIGURED UNITS: 0NEW UNITS: 20 TOTAL: 20	THIRD FLOOR <ul style="list-style-type: none">EXISTING: 0 GSFNEW: 12,300 GSF TOTAL: 12,300 GSF
GRAND TOTAL: 101 UNITS	GRAND TOTAL: 62,180 GSF

LEGEND	
	PROPERTY LINE
	EXISTING TWO-STORY WING
	EXISTING ONE-STORY WITH PROPOSED ADDITIONAL SECOND AND THIRD STORIES

OWNER TO PROVIDE SECURE GATES AT PARKING LOT ENTRY WITH ACCESS CONTROL FOR RESIDENT AND STAFF USE ONLY

OWNER TO PROVIDE SECURE GATES AT PARKING LOT ENTRY WITH ACCESS CONTROL FOR RESIDENT AND STAFF USE ONLY



319 E Plume Street
Norfolk, VA 23510
757 627 1489
viadesignarchitects.com

CONSULTANT:

GOSNOLD APARTMENTS LLC

GOSNOLD APARTMENTS REZONING

2425 GOSNOLD AVENUE

REVISIONS	DESCRIPTION
#	DATE

VIA PROJ #: 21045

DATE: 10.01.2021

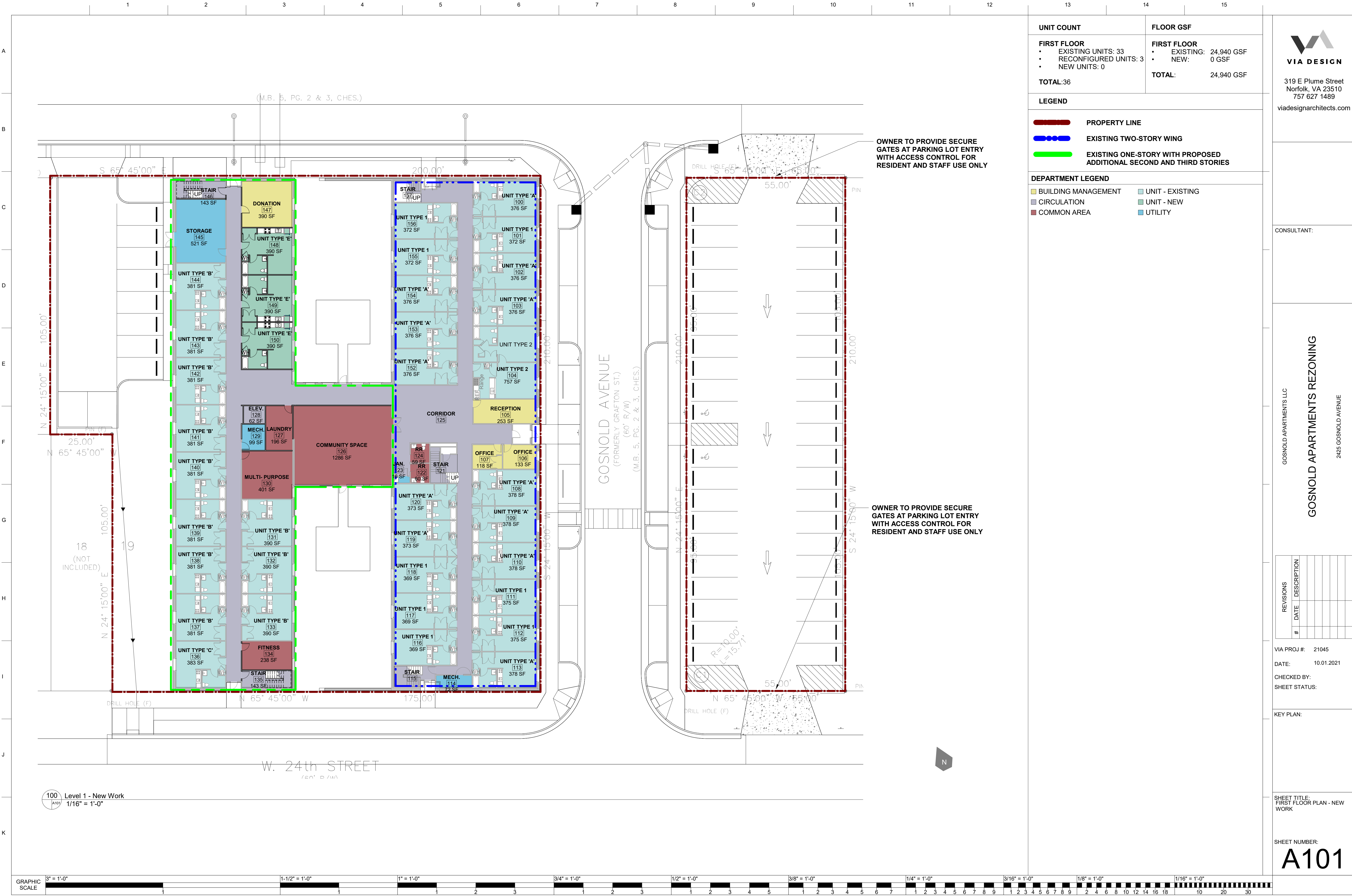
CHECKED BY:

SHEET STATUS:

KEY PLAN:

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
A100



VIA DESIGN

319 E Plume Street
Norfolk, VA 23510
757 627 1489
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UNIT COUNT	FLOOR GSF
FIRST FLOOR <ul style="list-style-type: none">EXISTING UNITS: 33RECONFIGURED UNITS: 3NEW UNITS: 0 TOTAL: 36	FIRST FLOOR <ul style="list-style-type: none">EXISTING: 24,940 GSFNEW: 0 GSF TOTAL: 24,940 GSF

LEGEND
<div><div></div> PROPERTY LINE</div> <div><div></div> EXISTING TWO-STORY WING</div> <div><div></div> EXISTING ONE-STORY WITH PROPOSED ADDITIONAL SECOND AND THIRD STORIES</div>

DEPARTMENT LEGEND
<div><div></div> BUILDING MANAGEMENT</div> <div><div></div> CIRCULATION</div> <div><div></div> COMMON AREA</div> <div><div></div> UNIT - EXISTING</div> <div><div></div> UNIT - NEW</div> <div><div></div> UTILITY</div>

CONSULTANT:

GOSNOLD APARTMENTS LLC

GOSNOLD APARTMENTS REZONING

2425 GOSNOLD AVENUE

REVISIONS	DATE	DESCRIPTION
#		

VIA PROJ #: 21045

DATE: 10.01.2021

CHECKED BY:

SHEET STATUS:

KEY PLAN:

SHEET TITLE:
FIRST FLOOR PLAN - NEW WORK

SHEET NUMBER:
A101



UNIT COUNT	FLOOR GSF
SECOND FLOOR <ul style="list-style-type: none">EXISTING UNITS: 24RECONFIGURED UNITS: 0NEW UNITS: 21 TOTAL: 45	SECOND FLOOR <ul style="list-style-type: none">EXISTING: 12,640 GSFNEW: 12,300 GSF TOTAL: 24,940 GSF

LEGEND
<div><div></div>PROPERTY LINE</div> <div><div></div>EXISTING TWO-STORY WING</div> <div><div></div>EXISTING ONE-STORY WITH PROPOSED ADDITIONAL SECOND AND THIRD STORIES</div>

DEPARTMENT LEGEND
<div><div></div>CIRCULATION</div> <div><div></div>UNIT - NEW</div> <div><div></div>COMMON AREA</div> <div><div></div>UTILITY</div> <div><div></div>UNIT - EXISTING</div>

VIA DESIGN

319 E Plume Street
Norfolk, VA 23510
757 627 1489
viadesignarchitects.com

CONSULTANT:

GOSNOLD APARTMENTS LLC

GOSNOLD APARTMENTS REZONING

2425 GOSNOLD AVENUE

REVISIONS	DATE	DESCRIPTION
#		

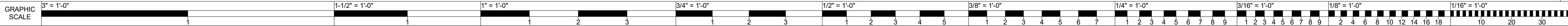
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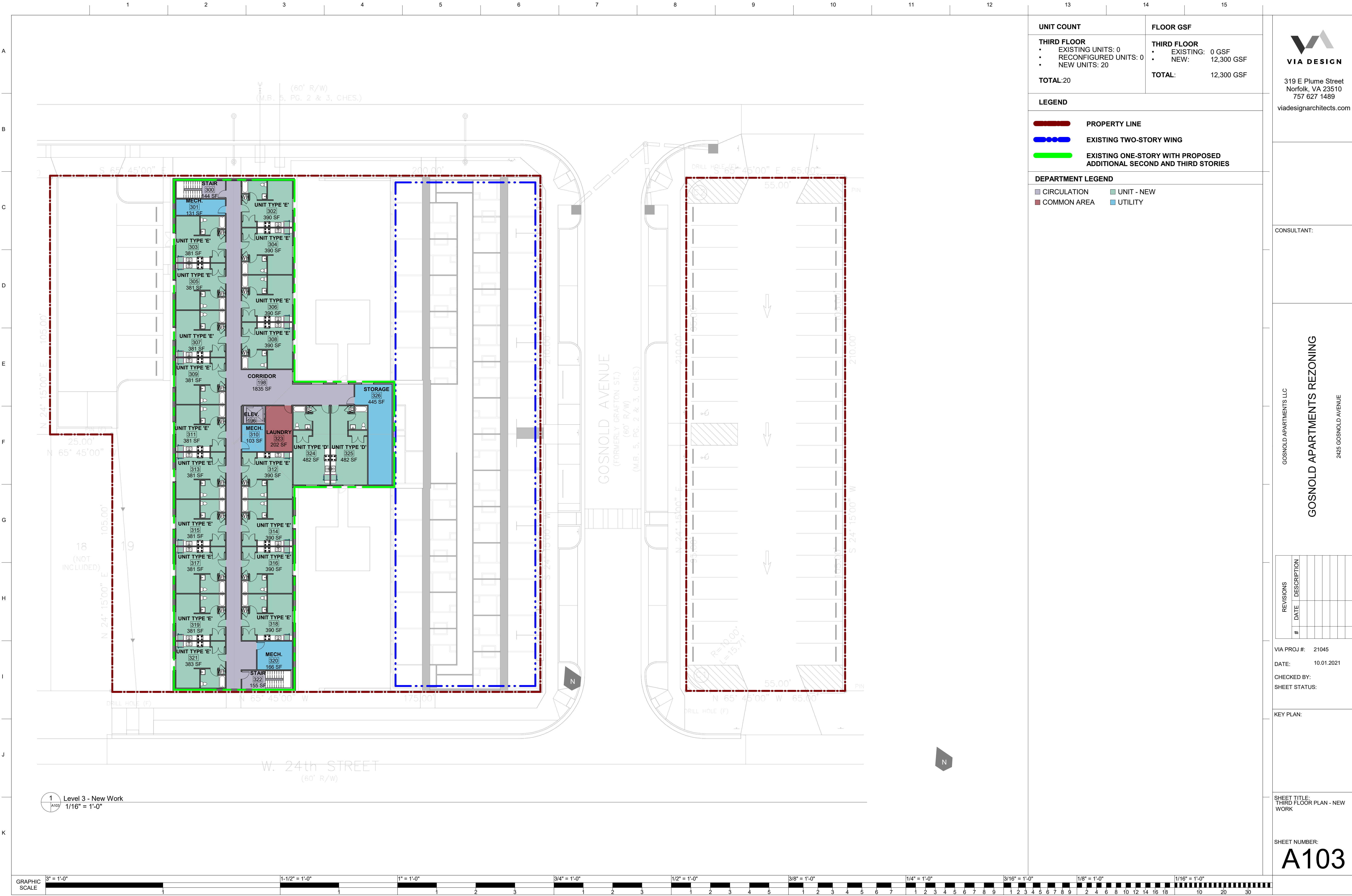
KEY PLAN:

SHEET TITLE:
SECOND FLOOR PLAN -
NEW WORK

SHEET NUMBER:

A102





319 E Plume Street
Norfolk, VA 23510
757 627 1489
viadesignarchitects.com

CONSULTANT:

GOSNOLD APARTMENTS LLC
GOSNOLD APARTMENTS REZONING
2425 GOSNOLD AVENUE

Attachment: Application (Virginia Supportive Housing)

SURVEY NOTE:

COMPLETED IN 2005 BY C.ALLEN BAMFORTH FOR INITIAL REDEVELOPMENT OF SITE AND BUILDING.



319 E Plume Street
Norfolk, VA 23510
757 627 1489

viadesignarchitects.com

CONSULTANT:

GOSNOLD APARTMENTS LLC

GOSNOLD APARTMENTS REZONING

2425 GOSNOLD AVENUE

Attachment: Application (Virginia Supportive Housing)

REVISIONS	DESCRIPTION
#	DATE

VIA PROJ #: 21045
DATE: 10.01.2021
CHECKED BY:
SHEET STATUS:

KEY PLAN:

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:

A104

- THE SUBJECT PROPERTY IS CURRENTLY ZONED OS-CD(OR)M-1 (12'-M-1) ("PARCEL ONE") & "1-2" ("PARCEL TWO") ZONING INFORMATION BASED ON CITY OF NORFOLK ZONING MAP, DATE REVISED 02-01-1998.
- PROPERTY SUBJECT TO THE FOLLOWING CONDITIONS:
- (A) THE SITE SHALL OPERATE AS SINGLE OCCUPANCY ONLY EFFICIENCY APARTMENTS FOR FORMERLY HOMELESS ADULTS WHO ARE ABLE TO LIVE INDEPENDENTLY. NO RESIDENT REQUIRING TWENTY-FOUR-HOUR SUPERVISION SHALL BE PERMITTED AS RESIDENTS.
 - (B) THERE SHALL BE NO MORE THAN 61 UNITS, INCLUDING A UNIT FOR A RESIDENT MANAGER. THERE SHALL BE A FULL TIME RESIDENT WHO SHALL RESIDE ON THE PREMISES.
 - (C) THERE SHALL BE A FRONT DESK THAT SHALL BE STAFFED SIXTEEN HOURS EACH DAY.
 - (D) NO OVERNIGHT GUESTS SHALL BE PERMITTED.
 - (E) THE FACILITY SHALL CONTAIN LAUNDRY FACILITIES, A COMMUNITY ROOM WITH A KITCHENETTE AND STAFF OFFICES.
 - (F) THE PRIMARY ENTRANCE TO THE BUILDING SHALL BE ON GOSNOLD AVENUE WITH EMERGENCY EXITS ON 24TH AND 25TH STREETS AND ON GOSNOLD AVENUE.
 - (G) PARKING FOR THE RESIDENTS SHALL BE PROVIDED ON A PARKING LOT LOCATED ACROSS GOSNOLD AVENUE FROM THE FACILITY. THE PARKING LOT, INCLUDING LANDSCAPING, SHALL BE IMPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 28 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1993 AS AMENDED, ENTITLED "SITE PLAN REVIEW."
 - (H) EACH UNIT SHALL CONTAIN A FULL BATHROOM, A KITCHENETTE INCLUDING A STOVE AND REFRIGERATOR, A SINGLE BED, A DRESSER, A TABLE, AND A CHAIR.
 - (I) TEN PERCENT OF THE UNITS SHALL BE FULLY HANDICAPPED-ACCESSIBLE.
 - (J) THE PROPERTY MANAGER AND A SOCIAL WORKER WILL INTERVIEW ALL PROSPECTIVE TENANTS. SCREENING WILL INCLUDE CRIMINAL AND CREDIT BACKGROUND CHECKS.
 - (K) ALL RESIDENTS WILL BE ABLE TO LIVE INDEPENDENTLY.
 - (L) THE FOLLOWING SERVICES SHALL BE AVAILABLE TO ALL TENANTS:
 1. CASE MANAGEMENT
 2. TRANSPORTATION
 3. JOB COUNSELING
 4. MEDICAL AND DENTAL REFERRAL SERVICES
 - (M) THE BUILDING SHALL CONTAIN AN EXTENSIVE INTERNAL AND EXTERNAL SECURITY CAMERA SYSTEM, EXTERIOR LIGHTING, AND AN ACCESS CONTROL SYSTEM TO REGULATE ENTRY TO ONLY PERMITTED PERSONS.
 - (N) THE FACILITY'S STAFF WILL INTERACT WITH THE COMMUNITY SERVICES BOARD AND OTHER SERVICE PROVIDERS.
 - (O) A GOSNOLD APARTMENTS ADVISORY COMMITTEE TO THE BOARD OF DIRECTORS OF VIRGINIA SUPPORTIVE HOUSING SHALL BE CREATED WHICH WILL CONSIST OF REPRESENTATIVES OF LOCAL SERVICE PROVIDERS, NEARBY CIVIC LEAGUES, AND NEARBY BUSINESS ASSOCIATIONS.
 - (P) INDIVIDUALS WITH A PRIOR CONVICTION FOR THE FOLLOWING CRIMES WILL NOT BE ELIGIBLE FOR RESIDENCY: AGGRAVATED ASSAULT, ARMED ROBBERY, ARSON, KIDNAPPING, FELONY HOMICIDE, FELONY CHILD ABUSE OR NEGLECT, OR ANY FELONY SEXUAL OFFENSE. APPLICANTS MAY ALSO BE DENIED RESIDENCY FOR OTHER OFFENSES IDENTIFIED IN THE CRIMINAL BACKGROUND CHECK. CERTAIN INDIVIDUALS DENIED RESIDENCY UNDER THIS PROVISION MAY BE RECONSIDERED AND MAY BE PERMITTED RESIDENCY DUE TO EXTENUATING OR EXCEPTIONAL CIRCUMSTANCES.
- ORDINANCE IN EFFECT FROM DATE OF ADOPTION: MAY 24TH, 2006.

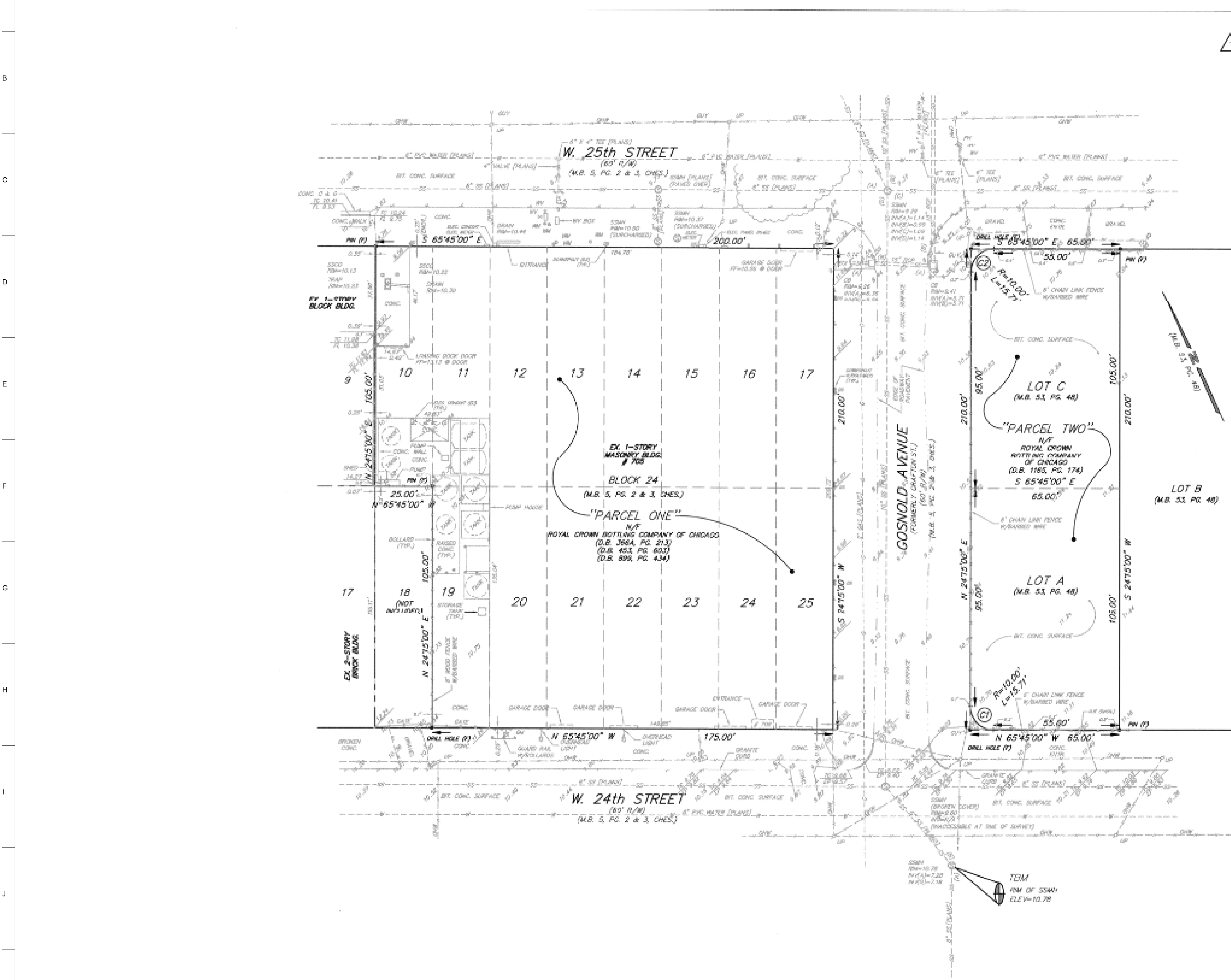
DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND BASED UPON CITY OF NORFOLK, VIRGINIA VERTICAL CONTROL WHICH REFERS TO NAD83 (83) (CITY OF NORFOLK = 2000) DATUM UTILIZING STATION "CP8024" ELEVATION = 11.83

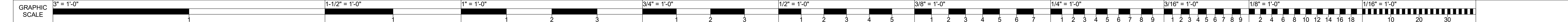
GRAPHIC SCALE



C. ALLEN BAMFORTH, JR.
ENGINEER - SURVEYOR, LTD.
NORFOLK, VIRGINIA



REVISIONS PER CITY COMMENTS 06/22/05





Checklist

Conditional Change of Zoning

Item	Yes	No	Not Applicable (Staff to fill-out)	Comments
Required application fee, \$1,375.00	✓			
Pre-application meeting with Zoning Staff (At least 3 business days prior to deadline)	✓			
Has this proposal been coordinated with the appropriate Civic League(s) or a public meeting held?	✓			
Has this application been coordinated with the Department of Transit? (757) 664-7300		✓		
Has this application been coordinated with Recreation, Parks and Open Space (757)-441-2400?		✓		
One 8½ x 14 inch or 11 x 17-inch scaled copy of a physical survey	✓			
One 8½ x 14 inch or 11 x 17-inch scaled copy of a conceptual site plan	✓			
Signature of all property owners?	✓			
Is property in an AICUZ? Clear zone/Accident Potential Zone (APZ)/Noise zone		✓		
Is property within ½ mile of another locality, or 3,000 feet of a military installation?		✓		
Proof of all City Taxes paid?		✓		

Attachment: Application (Virginia Supportive Housing)

 Applicant Signature: Allison Bogdanovic Date: 10/21/21

Staff Signature: _____ Date: _____

DEPARTMENT OF CITY PLANNING
 810 Union Street, Room 508
 Norfolk, Virginia 23510
 Telephone (757) 664-4752 Fax (757) 441-1569
 (Revised July, 2019)

Gosnold Apartments Llc
Po Box 8585
Richmond VA 23226-0585

Zak, William
402 Warren Cres
Norfolk VA 23507-2223

2400 Colley Avenue Llc
816 Greentree Arch
Virginia Beach VA 23451

Krm Properties, Llc
2406b Colley Ave
Norfolk VA 23517-1128

Jc Jarvis, Llc
828 E Little Creek Rd
Norfolk VA 23518-3712

701 W 26th St, Llc
Po Box 2747
Virginia Beach VA 23450-2747

Monument Development Thirteen, Llc
1425 E Cary St
Richmond VA 23219-4250

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1425 E Cary St
Richmond VA 23219-4250

Bowers, Constance
142 Curtis Ave
South Attleboro MA 02703-6934

Breyant Llc
1712 Beechview Ct
Bel Air MD 21015-5773

Mabine, Zenobia Q Et Al
3505 Hosiers Oaks Dr
Portsmouth VA 23703-3459

Faulk, Ferne E
200 Elm Ave
Portsmouth VA 23704-2118

The Mayfield Company Of Virginia, Llc
8110 Shore Dr
Norfolk VA 23518

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8110 Shore Dr
Norfolk VA 23518

Graves, Omellow
2501 Gosnold Ave
Norfolk VA 23517-1139

Graves, Rufus
709 W 26th St
Norfolk VA 23517-1114

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828 E Little Creek Rd
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Barr, Donald
813 Cambridge Ave
Portsmouth VA 23707-1401

25 Rail, Llc
409 Duke St Ste 100
Norfolk VA 23510-1357

2400 Colley Avenue Llc
816 Greentree Arch
Virginia Beach VA 23451

Colley 24, Llc
2900 Sabre St Ste 75
Virginia Beach VA 23452-7488

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R&R Deep Creek, Llc
1113 N Battlefield Blvd
Chesapeake VA 23320-4735

Sanns Holdings, Llc
700 Smithfield Blvd
Smithfield VA 23430-5908

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Virginia Beach VA 23452-6328

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Norfolk VA 23504-1322

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Gtv 16, Llc
Po Box 6040
Norfolk VA 23508-0040

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Norfolk VA 23517-1114

Renovations & Innovations, Prop, Llc
813 W 39th St
Norfolk VA 23508-2617

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619 W 25th St
Norfolk VA 23517-1211

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Spacemakers, Inc
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Norfolk VA 23517-0104

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Norfolk VA 23503

Williams, James M
Po Box 11262
Norfolk VA 23517-0262

Incredible Solutions, Llc
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Winchester VA 22601-3181

Williams, James Matthew Et Al
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